

RECORDED

Deed

This Deed, Dated this 25th day of February A. D. 19 53 ,
between BESSEMER PROPERTIES, INCORPORATED, a Delaware corporation
authorized to transact business in the State of Florida,

hereinafter called the Grantor , which term shall include when used herein, wherever the
context so requires or admits, its successors and assigns,

and EDWIN BROWN DAVIS (Address: 280 El Pueblo Way, Palm Beach, Florida)

hereinafter called the Grantee , which term shall include when used herein, wherever the
context so requires or admits, his heirs and assigns,

WITNESSETH: That for the sum of Ten Dollars (\$10.00) and other good and
valuable considerations, said Grantor do es hereby grant, bargain, sell, alien, remise,
release, convey and confirm unto the said Grantee all that certain piece of property and
tract of land situate in the County of Palm Beach and State of Florida,
described as follows:

A parcel of land in Section 22, Township 43 South, Range 43 East,
in the Town of Palm Beach, Palm Beach County, Florida, more particularly
described as follows:

Beginning at a point in the westerly right of way line of Coconut
Row, as now laid out and in use, at a distance of 173.9 feet south of
the intersection of the said west line of the right of way of Coconut
Row and the southerly right of way line of Royal Poinciana Way; thence
westerly, parallel to the southerly right of way line of said Poinciana
Way, a distance of 686.33 feet; thence southerly, at right angles to the
preceding course, a distance of 245.3 feet to the beginning of a curve
concave to the west, and having a radius of 513.29 feet and a central
angle of 15° 35' 22"; thence southerly, along the arc of said curve, a
distance of 42.04 feet to the point of beginning and the northeast corner
of the parcel of land herein described; thence continue southerly, along
the arc of said curve, a distance of 97.62 feet to a point of reverse
curvature; thence southerly, along the arc of a curve concave to the east,
and having a radius of 599.29 feet, a distance of 4.06 feet to a point in
the south line of the herein described parcel; thence westerly, parallel
to, and 561.2 feet southerly (Measured at right angles) from, the southerly
right of way line of said Royal Poinciana Way, a distance of 180 feet,
more or less, to the waters of Lake Worth; thence northerly, along the
waters of Lake Worth, to a point in a line parallel to, and 100 feet
northerly (Measured at right angles) from, the southerly line of the
herein described parcel; thence easterly, along said parallel line, a
distance of 185 feet, more or less, to the point of beginning.

TOGETHER with such riparian rights as may be appurtenant thereto.

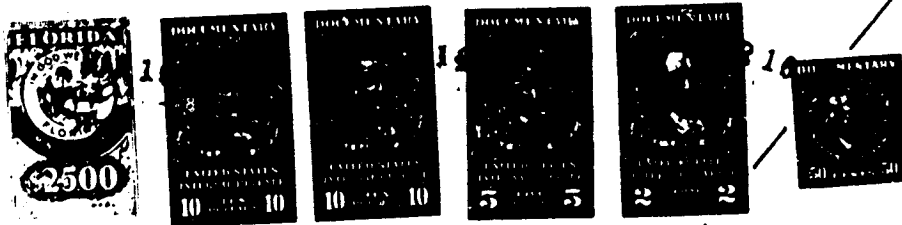
SUBJECT, however, to taxes subsequent to the year 1952, and to
the restrictive covenants hereinafter set forth, which shall run with
the land hereby conveyed.

TO HAVE AND TO HOLD the same in fee simple forever.

The Grantee covenants:

1. That no building shall be constructed on the premises except in accordance with plans and specifications, including location on the ground, satisfactory to the grantor and approved by it in writing.

2. That the premises hereby conveyed shall not be extended or augmented in size lakeward therefrom by filling in the waters of Lake Worth with earth, sand or other material.



And the said Grantor does hereby covenant that it will warrant and defend the title to said land against the lawful claims of all persons claiming under, by or through it.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed by its President, and its corporate seal to be affixed, attested by its Assistant Secretary, the day and year aforesaid.

BESSIER PROPERTIES, INCORPORATED



M.P.P.

By *Michael Phipps*
Its President.

Attest:

J. P. Riley, Jr.
Its Assistant Secretary.

Signed, sealed and delivered in the presence of:

Kay B. Nielson
Edith M. Stanley

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS.



STATE OF FLORIDA - PALM BEACH COUNTY

I hereby certify that the foregoing is a true copy of the record in my office.

THIS 14 DAY OF June, 2010

By *Sharon R. Bock*
SHARON R. BOCK
CLERK & COMPTROLLER
DEPUTY CLERK

Before me personally appeared MICHAEL G. PHIPPS and J. P. RILEY, JR. respectively, President and Asst. Secretary of BESSIER PROPERTIES, INCORPORATED to me well known, and they acknowledged before me that they executed the foregoing instrument as such officers of said corporation, and that they affixed thereto the official seal of said corporation; and I FURTHER CERTIFY that I know the said persons making said acknowledgment to be the individuals described in and who executed the said instrument.

WITNESS my hand and official seal this 25th day of February, 1953.

Kay B. Nielson
Notary Public in and for the County and State Aforesaid.

My Commission expires:

Notary Public, State of Florida at large
My commission expires Dec. 19, 1953
Bonded by American Surety Co. of N. Y.

This instrument was filed for Record at 47 P.M. 1/16 day of March 1953 and recorded in Book 1011 Page 226. Filed by *Sharon Bock* Deputy Clerk.